

IOWA VETERANS HOME

PRESENTATION TO TRANSPORTATION, INFRASTRUCTURE, CAPITALS APPROPRIATIONS SUBCOMMITTEE



DANIEL R. STEEN, COMMANDANT
FEBRUARY 13, 2008

Caring:
our only reason
for being.



ABOUT THE IVH

**Established in 1887 to provide for the needs of
Iowa's eligible veterans, their dependents
or surviving spouses**

**Third largest state-owned facility for
veterans in the nation**

720+ residents

1000+ staff and volunteers

150 acres with five main resident care buildings

Caring:
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Current IVH Campus—Marshalltown, IA



SERVICES AVAILABLE AT IVH

Nursing Service
 Rehab Services
 Substance Abuse Services
 Domiciliary Care
 Social Workers
 On-Site Pharmacy
 Physician On-Site
 Hospice Care

Palliative Care
 Mental Health Services
 Lab/X-Ray
 Dementia Care
 Food/Nutrition Services
 Spiritual Care
 Activities & Events
 Transportation Services



IVH residents enjoy a variety of activities on and off campus



PERSON CENTERED CARE

Dignity

Privacy

Accommodation of aspects associated with
personal and individual needs



HOUSEHOLD MODEL

Atmosphere of comfort and home

Universal Worker concept



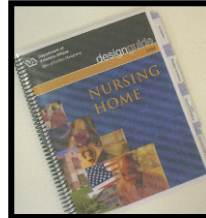
Proposed setting for new construction and remodeling

PROACTIVE AND INNOVATIVE APPROACH TO CARING FOR RESIDENTS



IVH STRATEGIC PLAN

Define quality beds
Quantify physical aspects
Assess functional relationships
Plan for enhancements to support Person Centered Care



DEPARTMENT OF VETERANS AFFAIRS

2006 Nursing Home Design Guide states: "Most nursing home residents need to be located at grade. For some specialty programs, such as dementia care, location is mandatory."

IOWA ADMINISTRATIVE CODE

Permits no more than two beds per resident bedroom and states that a toilet room shall serve no more than four beds and two rooms.



Dack Building Corridor

Current "institutional model" of the physical plant is not conducive to implementing Person Centered Care.



CURRENT INFRASTRUCTURE CONDITIONS AT IVH

IVH has only 37 nursing care beds at ground level

Loftus building residents have eight toilets and one shower for 37 residents

Sheeler building residents have two “three-bed” rooms sharing one toilet and one shower

Sixty-six residents of Sheeler and 37 of Loftus (total 103) are diagnosed with chronic confusion/dementing illnesses, of which the majority are above-ground level rooms



Nurses station and four-resident room in Loftus building

CONSIDERATION FOR FUTURE NEEDS:

spinal cord injury
traumatic brain injury
ventilator dependent
chronically mentally ill programs



MASTER PLAN RECOMMENDATIONS:

Remodel existing facilities and construct new facilities to provide a Person Centered Care environment which is also flexible and adaptable to the changing needs of the next generation of veteran residents.



WHAT THE MASTER PLAN MEANS TO IOWA VETERANS AND THEIR SPOUSES:

Improved quality of life, privacy and dignity with a higher percentage of private bedrooms and bathrooms.

Increased independent mobility for more residents due to the single level building with direct access to the outdoors.

Greater comfort as each resident controls their own temperature for personalized preference.

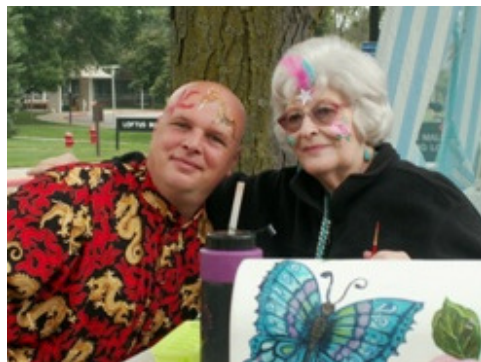
Enhanced benefits from living in a "person centered care" facility design, which focuses care resources around the individual resident.

Improved flexibility for the changing needs of the next generation of veteran residents.

Increased space for each resident.

Expanded programming for mental health care, spinal cord injuries, traumatic brain injury, ventilator dependent and chronic mental illness.

Care. Respect. Choice.



1a: Design and Construct a 132 Bed Nursing Facility

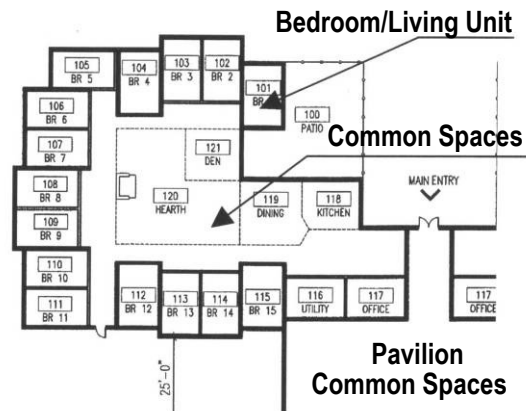


Proposed setting for 132 nursing household

Phase I construction will facilitate a shift from an institutional environment to a home-like atmosphere. The construction of these two nursing centers replaces the nursing care beds currently located in the Sheeler and Loftus Buildings. All new construction will be single level buildings, which provide easier mobility for residents to have greater access to the outdoors. The 132-bed nursing care facility features eight 15-bed nursing households and one 12-bed nursing household.

1b: Design and Construct a 60 Bed Nursing Pavilion

The 60-bed nursing pavilion will feature four 15-bed nursing households organized around a central core support area. Each household will have its own dining and activity area with a “home-like” feel and look, intended to promote socialization. Individual bedrooms and bathrooms will be the standard for newly constructed areas.



Example Freestanding Household Pavilion



MASTER PLAN—PHASE II

Design and construct a 60-bed pavilion

Relocate 40% of the residents from the Dack Building to the new pavilion

Convert Dack from a nursing facility to domiciliary for those living more independently

Allow for the future demolition of Heinz Hall



Proposed setting for 60-bed pavilion

The Phase II project includes constructing a new, single story 60-bed facility featuring four 15-bed households organized around a home-like core support area. All rooms will be private for living and bathing. The core support area will feature a centralized dining and activity area with a home-like feel and look, which is intended to promote socialization.



Proposed household kitchen setting to encourage resident participation



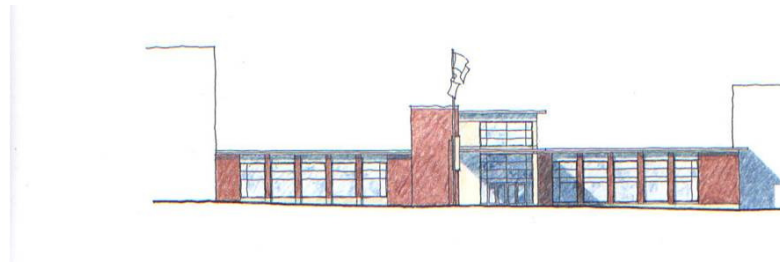
Proposed setting private bedroom

Remodel the Sheeler Building into therapeutic and administrative space



Phase III for the Sheeler Building includes remodeling to accommodate therapeutic and administrative services. The ground floor of the Sheeler Building will provide an excellent location for physical therapy, occupational therapy, speech therapy, audiology services and for the residents to enjoy the gym exercise program. Administrative services for the agency will be moved to the second and third floors of the Sheeler Building.

Replace/renovate the Loftus Building into IVH's new main entrance



Proposed new main entry

Phase III project includes realignment of the Loftus Building's purpose from nursing units to a new main entrance and lobby area. The main entrance will be the focus of the realigned main drive which will direct visitors to the new main entrance. The lobby area will house the switchboard, visitor reception, orientation tours and historic heritage archives and museum display.



**Relocate Heinz Hall domiciliary residents
to the remodeled Dack Building**

**Demolish Heinz Hall and construct a new building
on the Heinz Hall site**

Design and construct single story 60-bed pavilion

**Relocate residents currently in semi-private rooms in
Malloy to private rooms in the new pavilion**

**Convert semi-private rooms in Malloy to
private bedrooms and bathrooms**

Once Heinz Hall residents are relocated to the Dack building, the 110-year-old former Heinz Hall will be demolished. A single story 60-bed facility with four 15-bed units organized around a home-like core support area will be constructed at the current Heinz Hall site. All rooms will be private for living and bathing. The core support area will feature a centralized dining and activity area intended to promote socialization.

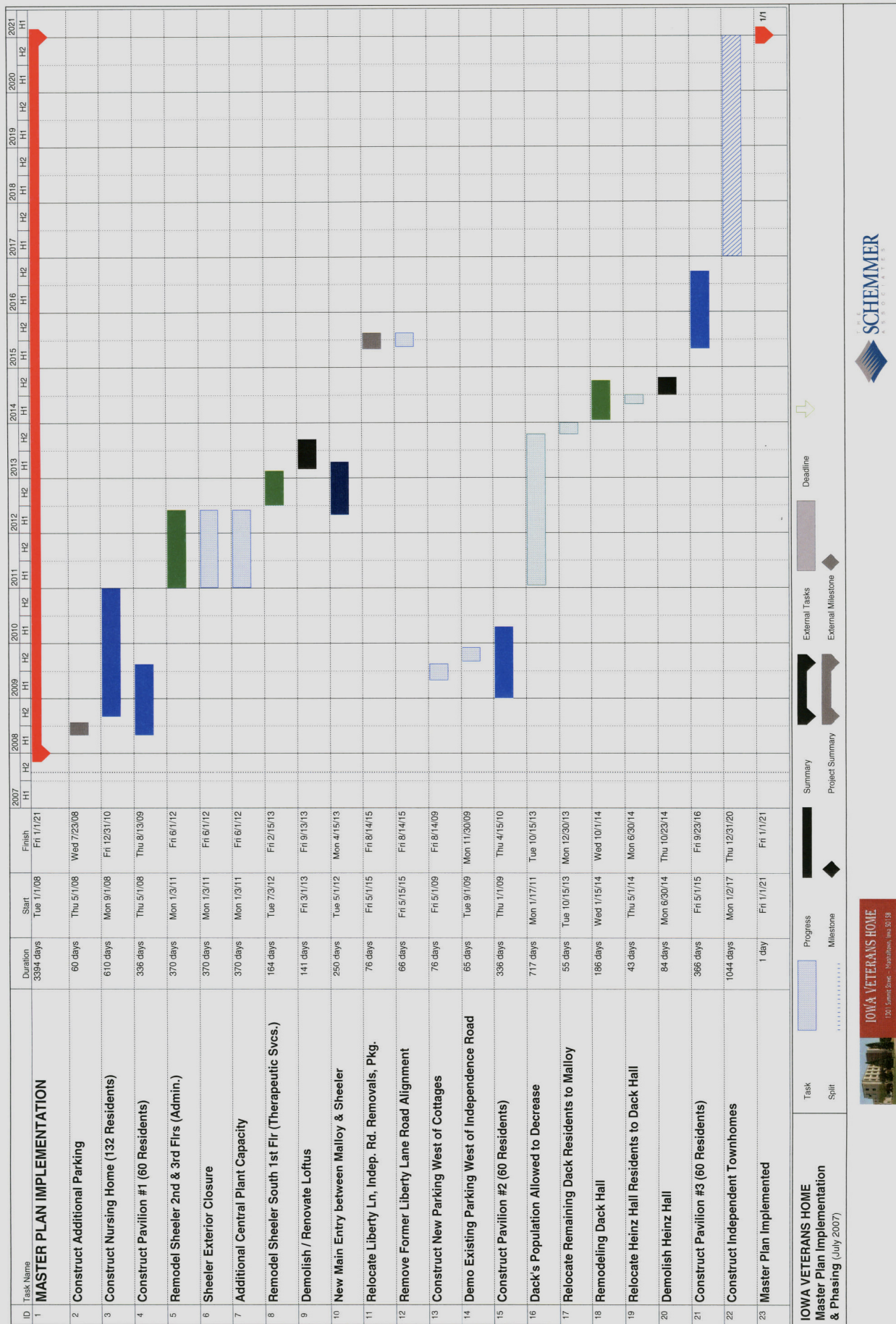


Heinz Hall



IOWA VETERANS HOME MASTER PLAN





STATUS OF WORK COMPLETED:

IVH has completed the Master Plan and is currently working on programming and detailed utilization of space with an architectural firm

DAS Design and Construction Department is assisting IVH with managing the project

IVH has begun Person Centered Care culture change orientation for staff and residents

Where possible and physical facilities permit, Person Centered Care approaches have been incorporated into care philosophy

FUNDING FOR MASTER PLAN:

Phase 1: 132 Bed Nursing Home & 60 Bed Pavilion

State Portion	Fed Match	Total
\$14,412,007	\$26,765,156	\$41,177,163

Phase 2: 60 Bed Pavilion

State Portion	Fed Match	Total
\$5,107,515	\$9,485,385	\$14,592,900

Phase 3: Remodel Sheeler/New Main Entrance

State Portion	Fed Match	Total
\$6,802,621	\$12,633,438	\$19,436,059

Phase 4: 60 Bed Pavilion/Demo Heinz Hall

State Portion	Fed Match	Total
\$8,645,193	\$16,055,358	\$24,700,551

Total Master Plan Projects

State Portion	Fed Match	Total
\$34,967,336	\$64,939,337	\$99,906,673

- New projects must be submitted to the VA by April 15 each year
- Existing projects must be updated by August 15 each year.
- If your project has been approved by the VA and the state has committed the 35% state match, you move to priority group 1 funding.

Next, the VA categorizes projects based on a sub-priority:

Remedies for Life/Safety (ie. Seismic, Building Construction, Egress, Building Compartmentalization, Fire Alarm/Detection, Asbestos/Hazardous Materials, All Other).

State Without a State Nursing Home

Great Need for New Beds in a State

Renovation Other than Sub-priority 1 above (ie. Adult Day Health Care Renovation/Replacement, Nursing Unit Renovation/Replacement, Code ADA Compliance, Building Systems/Utilities, Clinical Support Facilities, General Renovations/Upgrade)

Significant Need for New Beds in a State

Limited Need for New Beds in a State

Each fall, the VA re-prioritizes its funding list based on new projects received, federal funding, and project classification changes.

Depending on Congressional funding and the priority of the project, IVH's project may be awarded a grant, but which federal fiscal year is undeterminable.

When awarded the grant, design development drawings and specifications (35% completed), must be submitted to the VA no later than February 28.

Once the construction project is started, up to 65% federal match is reimbursed as expenses are incurred.

IVH PLACEMENT ON THE FEDERAL VA CONSTRUCTION GRANT PROGRAM PRIORITY LIST FOR PHASE I:

39th in ranking for 2008

DAK BUILDING:

168 nursing care residents on three floors
Each dayroom is approx. 900 square feet

PROJECT SUMMARY:

At present, we are restricted to allowing 23 residents to dine in each of these units, currently fulfilling only 40% of the need depending on the unit. In some cases, residents are being fed in the hallway.

Add 1,578 square feet to each resident level

DESIRED OUTCOMES:

Create sufficient space to accommodate all activities, recreational purposes and dining of residents on each unit.

INVESTMENT:

State Portion	Fed Match	Total
\$1,330,000*	\$2,470,000	\$3,800,000

* Federal application submitted in calendar year 2007

REQUEST TO THE IOWA LEGISLATURE:

\$650,000 FY09

(in order to proceed with the project prior to receiving federal funding)

REVENUE SOURCES PROJECTED FOR INFRASTRUCTURE PROJECTS:

\$ 6,200,000	Restricted Capitals HF 2782 (FY07 RIIF Appropriations Act)
\$ 6,208,528	IVH carry forward from FY06
\$ 532,000	RIIF Appropriation HF 911 (FY08 RIIF Appropriations Act)
<u>\$ 4,039,945</u>	IVH carry forward from FY07
\$16,980,473	Total State Match Available for all VA Projects
\$20,555,329	Governor's FY09 recommendation (state match for phases 2-4)
<u>\$(3,200,000)</u>	Projected costs for Dack Dayroom Project (latest cost estimate from architect with 80% design completed)
\$34,335,802	Total State match needed to qualify for federal VA Construction Grant program for the IVH Master Plan



Thank you